

# Allegan County Board of Commissioners



County Services Building  
3283 – 122<sup>nd</sup> Avenue  
Allegan, MI 49010  
269-673-0203 Main Office  
269-686-5331 Main Fax  
<http://www.allegancounty.org>

**Steve McNeal, Chairman**  
**Larry "Casey" Jones, Vice Chairman**

DISTRICT 1  
Terry Burns  
616-403-0427  
tburns@  
allegancounty.org

DISTRICT 2  
Steve McNeal  
269-751-7271  
smcneal@  
allegancounty.org

DISTRICT 3  
Paul VanEck  
616-688-5619  
pvaneck@  
allegancounty.org

DISTRICT 4  
Mark DeYoung  
616-681-9413  
mdeyoung@  
allegancounty.org

DISTRICT 5  
Dean Kapenga  
269-751-8586  
dkapenga@  
allegancounty.org

DISTRICT 6  
Max R. Thiele  
269-673-4514  
mthiele@  
allegancounty.org

DISTRICT 7  
Don Black  
269-792-6446  
dblack@  
allegancounty.org

DISTRICT 8  
Tom Jessup  
269-637-3374  
tjessup@  
allegancounty.org

DISTRICT 9  
Fritz Spreitzer  
269-673-4131  
fspreitzer@  
allegancounty.org

DISTRICT 10  
Jon C. Campbell  
269-694-4632  
jcampbell@  
allegancounty.org

DISTRICT 11  
Larry "Casey" Jones  
269-664-5362  
lcjones@  
allegancounty.org

## COUNTY SERVICES COMMITTEE MEETING -Minutes

Thursday, May 8, 2008 @ 9:30 AM

Board Conference Room - County Services Building

### CALL TO ORDER:

Commissioner Jessup called the meeting to order @ 9:42 a.m.

### ROLL CALL:

Commissioner Tom Jessup, Commissioner Mark De Young, Commissioner Dean Kapenga, Commissioner Don Black

Commissioner Jon Campbell - EXCUSED

### OTHERS:

Facilities Management Director Bob Wakeman, Transportation Director Dan Wedge, Administrative Services Assistant Becky Blaine

### APPROVAL OF AGENDA:

COMMISSIONER BLACK MOTIONED TO APPROVE THE AGENDA AS PRESENTED. COMMISSIONER KAPENGA SECONDED THE MOTION. THE MOTION CARRIED.

### ITEMS:

#### **Transportation Facility Project**

Dan updated the committee on the status of the Transportation Building Project. The following issues have been completed: Approvals by the City Planning Commission, City Building Official, County Planning Commission, Highland Industrial Park and MDOT for the site plan; finalized the facility design and site plan development; purchase of the property has been completed; technology and equipment needs have been identified; a construction schedule is ready; the bid packages have been mailed and bids are due back on Tuesday, May 13. Commissioner Kapenga questioned the building plans having the capability to maintain Sheriff's vehicles. Dan replied that it will depend on what the bids come back at. There are two alternates that will be considered based on dollars. One of the alternates would accommodate the Sheriff's Department with option to lease the space or Transportation could retain the extra space for future growth. Dan stated that this plan as presented was based on Transportations needs over a 20 year span. Commissioner Jessup questioned the cost for a Sheriff's Department vehicle bay. Dan replied an estimated \$200,000 in which the County is not in a position to invest at this time. Commissioner Kapenga questioned how it would affect Transportation if he managed Sheriff's vehicles. Dan stated that it can be done, but only with a cost allocation plan that has been review by FTA and

#### **Mission Statement**

"The Allegan County Board of Commissioners shall plan, develop, and evaluate the necessary policies and resources to ensure our county continues to progress and prosper"

MDOT. Commissioner DeYoung questioned if Facilities Management would be in charge of the maintenance of the facility. Dan replied that since the building is to be owned by the County; Facilities would be maintaining it. He stated that he has more options for funding capital projects than he has for operating. The building was designed with lowering operating costs in mind. He further stated that they incorporated the County's energy plan and card access into the facility for ease of maintenance. Commissioner Jessup mentioned that they need to strongly consider moving Sheriff's vehicle maintenance to Transportation through this new facility. Commissioner Kapenga stated that there are a lot of contributing factors that will depend on this potential convenience. Commissioner DeYoung informed that a couple years ago Administration started working on a vehicle management plan for the County and until a consensus is reached we can't really move forward at this time. Dan stated that he cannot commit to handling all the vehicle maintenance until this building is built and the feasibility is re-evaluated.

Dan reviewed the blueprints with the committee focusing on the floor plans, furniture plans, and overview of the structure and parking lots. They have designed the building to accommodate future expansion. Commissioner DeYoung questioned if the design meets the industrial parks standard. Dan replied that the City is developing a new standard for the park and this project does meet that standard. Dan stated that this layout provides a lot of flexibility for the future. In addition, on both sides of the property the city has retained a right of way to allow further expansion to sites located to the north and east of the property. He explained the two different alternates in the bid packages: Alt. 1 would provide an additional work bay and several storage areas; Alt. 2 would provide a bus wash bay with option for maintenance and detailing space. Commissioner Black expressed concern with the option to expand the office and questioned would pushing the garage over pose air quality problems. Dan stated that all past building concerns related to air quality were considered and addressed in this project. Dan concluded with explaining that the steel portion of this package will be a time concern once bids are back. The project packet presented is estimated at \$1,864,747 which is over the budgeted amount by \$154,376; however the budget includes a \$255,294 placeholder for contingency and equipment costs yet to be established. Therefore there is still flexibility in the budget. Ground breaking is tentatively scheduled for June 16. Dan asked if there were any final questions or concerns before moving this project forward, none were noted.

### **Wind Energy**

Dan presented information on wind energy that he received from Steve Smiley, a lead consultant for the State of Michigan in wind energy, who was referred by a retired Transportation Director from Grand Traverse. He is trying to develop a company here in this state that would manufacturer windmills. Mr. Smiley is interested in coming down to present some history on wind energy free of charge. Bob questioned the committee's direction with wind energy to determine whether the Board is looking at the zoning issue or in having a wind generator of their own. Commissioner Jessup stated that we are researching information and once

ready would look at zoning. He stated that we need to start moving on this because the state will soon step in and tell us what to do. We can work together with the townships and cities to come up with something that will work for all of us. Commissioner Kapenga stated that we should have a meeting when ready and invite the municipalities and get the Planning Commission on board. We first need to come up with a plan to execute this idea by researching and pulling resources together for the presentation. Bob stated a couple years ago Facilities placed a wind velocity testing module at the complex and discovered that there was not enough consistent wind to be feasible. Commissioner Black mentioned that technology has changed since we conducted the last wind velocity study. Bob stated that the generators are being designed differently for lower wind speeds. Commissioner DeYoung suggested that all the commissioners need to be present at this future planning meeting. Commissioner Jessup stated that this will be very important to have collaborated effort from the surrounding municipalities, otherwise there will be problems in certain areas of the County. Commissioner Jessup will speak with Commissioners Sprietzer and Burns to see about being placed on the next Planning Commission agenda after discussion with Commissioner Campbell. This item should be placed on the next County Services Meeting to discuss procedural direction from the Chairman.

**ADJOURNMENT:**

COMMISSIONER KAPENGA MOTIONED TO ADJOURN THE MEETING @ 11:02 A.M. COMMISSIONER DEYOUNG SECONDED THE MOTION. THE MOTION CARRIED.

Administrative Services Assistant Becky Blaine respectfully completed and submitted the minutes via email 05/09/08.

Next County Services Committee Meeting TBA.